

Avila Valley Advisory Council

**San Luis Obispo County, California
P.O. Box 65**

Avila Beach, CA 93424 www.avac-avila.org

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August 12, 2015

To: Megan Martin, SLO County Planning Department

Re: DRC2015-00005 HODGE, Coastal County E-Referral, MUP, Avila Beach

Dear Megan,

At its August 10 meeting the Advisory Council approved forwarding to Planning the following comments and concerns of the Avila Beach and Land Use Committees.

The proposal applies to an approved but not yet constructed six lot residential project. Proposed is that, instead of the single vacation rental approved for a specific unit, there be two vacation rentals allowed and that their locations be determined by staff at a later time.

Comments-Concerns:

- No clear mechanism is apparent to assure appropriate locations for unassigned vacation rentals.
- Additional vacation rentals in residential areas are undesirable because vacation rentals tend to generate more parking demand and noise than residential units. The development project marginally meets parking standards and includes parking spaces located such that their use is unlikely.
- The Committee requested a plan be provided which shows the project in relationship to surrounding properties.

Sincerely,

Jim Hartig

Jim Hartig, AVAC Chairperson

Cc: Adam Hill, County Supervisor District 3
James Caruso, Planning Department
AVAC Members

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September 15, 2015

To: James Caruso, SLO County Planning Department

Re: 230 Second St. Proposed MUP Vacation Rentals - (Transfer vacation MUP's from School house project to this project).

Dear James,

At the September 14 AVAC meeting the council unanimously approved the following comments from the Avila Beach Committee regarding the above referenced project:

The proposal applies to an approved but not yet constructed six lot residential project. Instead of the single vacation rental approved for a specific unit, the applicant is requesting there be two transferred vacation rentals allowed from the School House project and their locations be determined by applicant at a later date.

No clear mechanism is apparent to assure appropriate locations for unassigned vacation rentals. Additional vacation rentals with-in 50' exist would be undesirable, generate more parking, noise and loss of community neighborhood.

The committee recommends modifications proceed through the normal existing development plan process for both projects.

Sincerely,

Jim Hartig

Jim Hartig, AVAC Chairperson

Cc: Adam Hill, County Supervisor, Ryan Hostetter, planning, Megan Martin, Planning, AVAC Members

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November 5, 2015

To: Megan Martin, SLO County Planning Department

Re: **DRC2015-00005 HODGE, Coastal County E-Referral, MUP, Avila Beach**

Dear Megan,

This letter is in addition to one sent August 12, 2015 also regarding the above mentioned project. As you asked for further comments and clarification at today's Avila Beach Committee meeting the following comments were agreed on:

In the spirit of establishing a balanced community of vacation rentals and full time residences the AB residential committee requests the County Planning Department to support the Avila Beach 50' distance ordinance. In spite of the county findings to previously support modifications - residential vacation rentals have the potential to be incompatible with surrounding residential uses, especially when several are concentrated in the same area, **as is the case here**, thereby having the potential for a **deleterious** effect on the adjacent full-time residents such as impacting parking and causing noise issues. We ask that the county support the intent of the vacation rental ordinance.

Sincerely,

Jim Hartig

Jim Hartig, AVAC Chairperson

Cc: Adam Hill, County Supervisor District 3
James Caruso, Planning Department
AVAC Members